

ORDINANCE _____

AN ORDINANCE relating to land use and zoning; amending Sections 23.41.010 and 23.41.012 of the Seattle Municipal Code, approving new Neighborhood Design Guidelines for the Ballard Municipal Center Master Plan, located in the Central Ballard Hub Urban Village Area.

WHEREAS, the City's Design Review Program was approved for implementation in 1993, at which time it was contemplated that a neighborhood could develop design guidelines specific to a neighborhood's individual character, augmenting the City's Design Guidelines; and

WHEREAS, in order to guide future development, the Central Ballard Hub Urban Village Area, as part of the City's neighborhood planning process, has developed Design Guidelines for new multifamily and commercial development within the Ballard Municipal Center Master Plan area as a way of promoting specific design goals identified by the neighborhood; and

WHEREAS, Neighborhood Design Guidelines will be used in combination with the Citywide Design Guidelines to review new development in the Ballard Municipal Center Master Plan area, to the extent provided by the City Council in approving proposed neighborhood Design Guidelines;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.41.010 of the Seattle Municipal Code, which Section was last amended by Council Bill 113257 (Ordinance _____), is amended as follows:

SMC 23.41.010 Design Review Guidelines.

A. The "Guidelines for Multifamily and Commercial Buildings, 1993" and neighborhood design guidelines approved by City Council and identified in subsections B, provide the basis for Design Review Board recommendations and City design review decisions, except in Downtown, where the "Downtown Design Guidelines, 1999" apply. Neighborhood design guidelines are intended to augment and make more specific the "Guidelines for Multifamily and Commercial Buildings, 1993" and the "Downtown Design Guidelines, 1999." To the extent there are conflicts between neighborhood design guidelines and the "Citywide Design Guidelines, 1993" or "Downtown Design Guidelines, 1999" the neighborhood design guidelines shall prevail.

B. Neighborhood design guidelines are approved for the following neighborhoods: Ballard Municipal Center Master Plan, Pike/Pine Urban Center Village, Roosevelt Urban Village, and the University Community Urban Center.

Section 2. Subsection C of Section 23.41.012 of the Seattle Municipal Code, which Section was last amended by Council Bill 113257 (Ordinance _____), is amended as follows:

23.41.012 Development standard departures

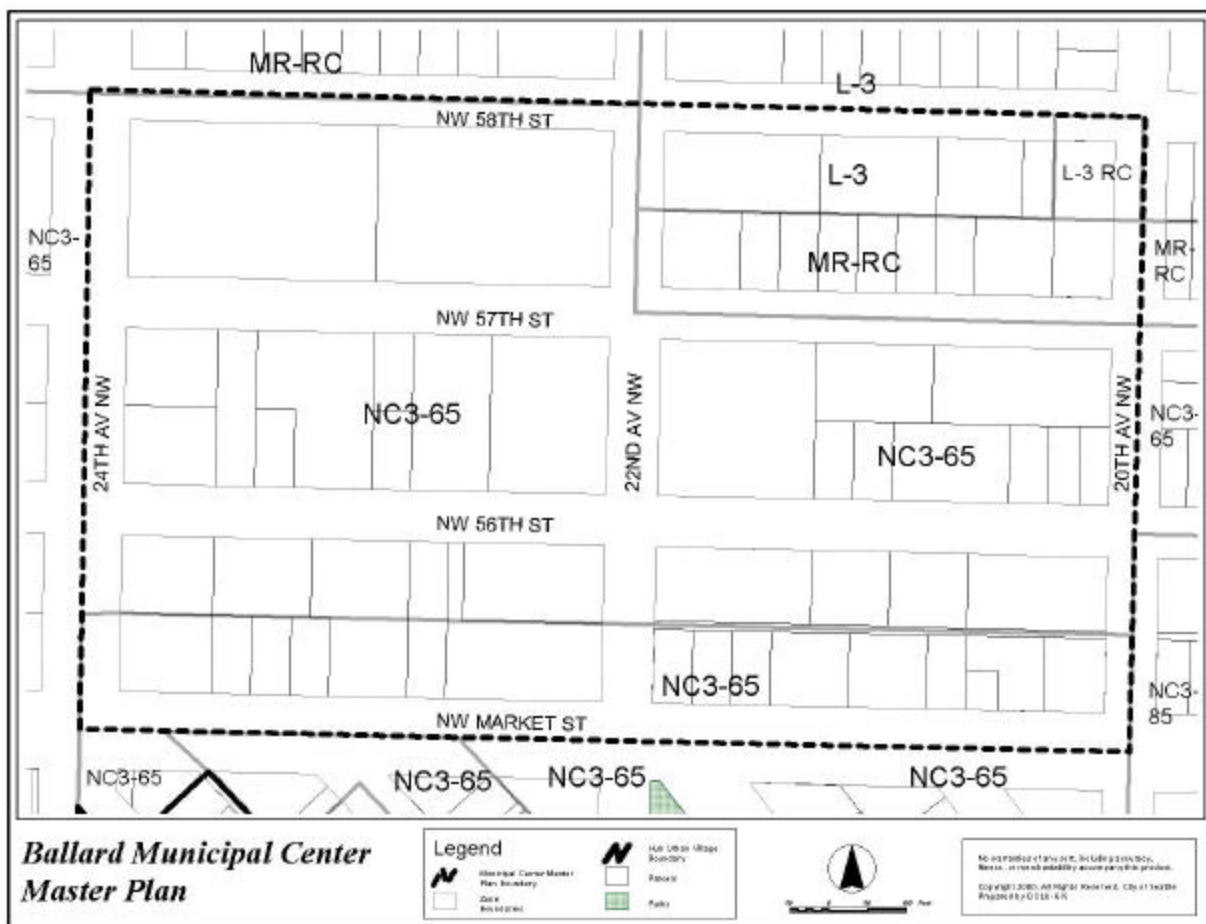
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B. Departures may be granted from the following requirements:

1. Structure width and depth limits;
2. Setback requirements;
3. Modulation requirements;
4. SCM zone facade requirements, including transparency and blank facade provisions;
5. Design, location and access to parking requirements;
6. Open space or common recreation area requirements;
7. Lot coverage limits;
8. Screening and landscaping requirements;
9. Standards for the location and design of nonresidential uses in mixed use buildings;
10. Within Urban Centers, in L3 zones only, the pitched roof of a structure, as provided in Section 23.45.009 C, may incorporate additional height of up to twenty (20) percent of the maximum height permitted, as provided in Section 23.45.009 A, subject to the following limitations:
 - a. A pitched roof may not incorporate the additional height if the structure is on a site abutting or across a street or alley from a single-family residential zone,
 - b. The proposed structure must be compatible with the general development potential anticipated within the zone,
 - c. The additional height must not substantially interfere with views from up-slope properties, and
 - d. No more than one (1) project on one (1) site within each Urban Center may incorporate additional height in the pitched roofs of its structures pursuant to this subsection unless development regulations enacted pursuant to a neighborhood planning process allow other projects to incorporate such additional height;
11. Building height within the Roosevelt Commercial Core for properties zoned NC3-65', (Exhibit 23.41.012A, Roosevelt Commercial Core).
12. Building height within the Ballard Municipal Center Master Plan area for properties zoned NC3-65', (Exhibit 23.41.012B, Ballard Municipal Center Master Plan area).
13. Reduction in required parking amount for ground level uses associated with the mid block pedestrian connection within the Ballard Municipal Center Master Plan area, (Exhibit 23.41.012B, Ballard Municipal Center Master Plan area).
- 14((42)). Downtown street facade requirements;

15((43)). Downtown upper-level development standards;
16((44)). Downtown coverage and floor size limits;
17((45)). Downtown maximum wall dimensions;
18((46)). Downtown street level use requirements; and
19((47)). Combined coverage of all rooftop features in downtown zones
subject to the limitations in Section 23.49.008 C2.

EXHIBIT 23.41.012B
Ballard Municipal Center Master Plan Area



Section 3. The Neighborhood design guidelines for the Ballard Municipal Center Master Plan, attached hereto as Attachment A (“Ballard Municipal Center Master Plan Design Guidelines”), are hereby adopted for design review as prescribed by SMC 23.41.010.

Section 4. The provisions of this ordinance are declared to be separate and severable and the invalidity of any clause, sentence, paragraph, subdivision, section, subsection, or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the remainder of this ordinance or the validity of its application to other person or circumstances.

Section 5. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2000, and signed by
me in open session in authentication of its passage this _____ day of _____,
2000.

President of the City Council

Approved by me this _____ day of _____, 2000.

Paul Schell, Mayor

Filed by me this _____ day of _____, 2000.

City Clerk

(Seal)